

**ORDINANCE NO. 20070215-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7701 SAN FELIPE BOULEVARD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-06-0225, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3,570 square foot tract of land, more or less, out of Lot 1A, Amended Plat of Lot 1, San Felipe Green and Lot 2, Suncor-Greenwood Addition, in Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 7701 San Felipe Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on February 26, 2007.

**PASSED AND APPROVED**

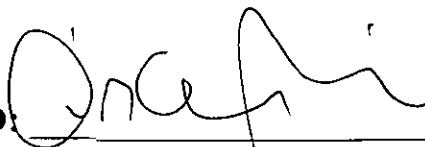
February 15, 2007

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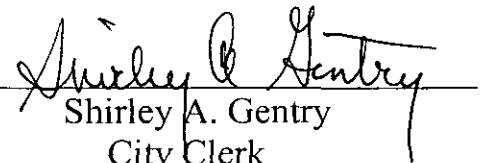
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

FOREST SURVEYING AND MAPPING CO.  
1002 Ash St.  
Georgetown, Tx. 78626

DESCRIPTION FOR SAN FELIPE CONDOMINIUM PLAT

BEING 3570 square feet area situated within the City of Austin, in Williamson County, Texas; part of Lot 1A, Amended Plat of Lot 1, San Felipe Green and Lot 2, Suncor-Greenwood Addition, a plat of record in Cabinet AA, Slide 149, Plat Records and in Doc. No. 2005040768, Official Records of Williamson County, Texas (ORWCT). The bearing basis of this survey is the monumentation found in the West line of San Felipe Blvd. as shown on the attached plat.

COMMENCING FOR REFERENCE at an iron pin which was found at an exterior ell corner in the West line of said Lot 1A, at the Northeast corner of Lot 2A of said Amended Plat.

THENCE with the lower West boundary of said Lot 1A and the East boundary of Lot 2A, S 22 deg. 31 min. 22 sec. E 155.62 feet

THENCE departing the property line, (L12) N 67 deg. 26 min. 53 sec. E 0.48 feet to the corner of an existing building and to the TRUE POINT OF BEGINNING.

THENCE with the building wall, (L1) N 67 deg. 26 min. 53 sec. E 28.01 feet.

THENCE along a party wall, (L2) S 22 deg. 33 min. 44 sec. E 5.04 feet; (L3) N 67 deg. 26 min. 53 sec. E 20.83 feet; and S 22 deg. 33 min. 07 sec. E 64.96 feet.

THENCE with the South wall of the existing building, (L4) S 67 deg. 26 min. 53 sec. W 13.34 feet; (L5) S 22 deg. 26 min. 53 sec. W 14.50 feet; (L6) S 67 deg. 26 min. 53 sec. W 14.79 feet; (L11) N 67 deg. 33 min. 07 sec. W 14.79 feet.

THENCE with the West wall of the building, N 22 deg. 33 min. 07 sec. W 69.79 feet to the POINT OF BEGINNING.

STATE OF TEXAS :  
: KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON :

I, WM. F. FOREST, JR., do hereby certify that this description was prepared based on calculations made this date. This perimeter has not been staked on the ground. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 9<sup>th</sup> day of August of 2006, A.D. File:Word47: San Felipe spotzone

  
WM.F. FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

EXHIBIT A



LINE	LENGTH	BEARING
L1	28.01	N67°26'53"E
L2	5.04	N22°33'44"W
L3	20.83	S67°26'53"W
L4	13.34	S67°26'53"W
L5	14.50	S22°26'53"W
L6	14.79	S67°26'53"W
L7	10.02	S67°38'23"W
L8	4.16	N32°42'59"W
L9	25.58	N23°16'33"W
L10	8.16	S83°17'05"W
L11	14.79	N67°33'07"W
L12	0.48	N67°26'53"E

**SAN FELIPE  
CONDOMINIUM PLAT**

2.93 ACRES

LOT 1A, AMENDED PLAT OF LOT 1,  
SAN FELIPE GREEN AND LOT 2,  
SUNCOR-GREENWOOD ADDITION  
OF RECORD IN CAB. AA, SL. 149  
DOC. NO. 2005040768, OPRWCT  
IN THE CITY OF AUSTIN,  
WILLIAMSON COUNTY, TEXAS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY  
SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY  
LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND  
OVERLAPPING OF IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY,  
EXCEPT AS SHOWN HEREON.

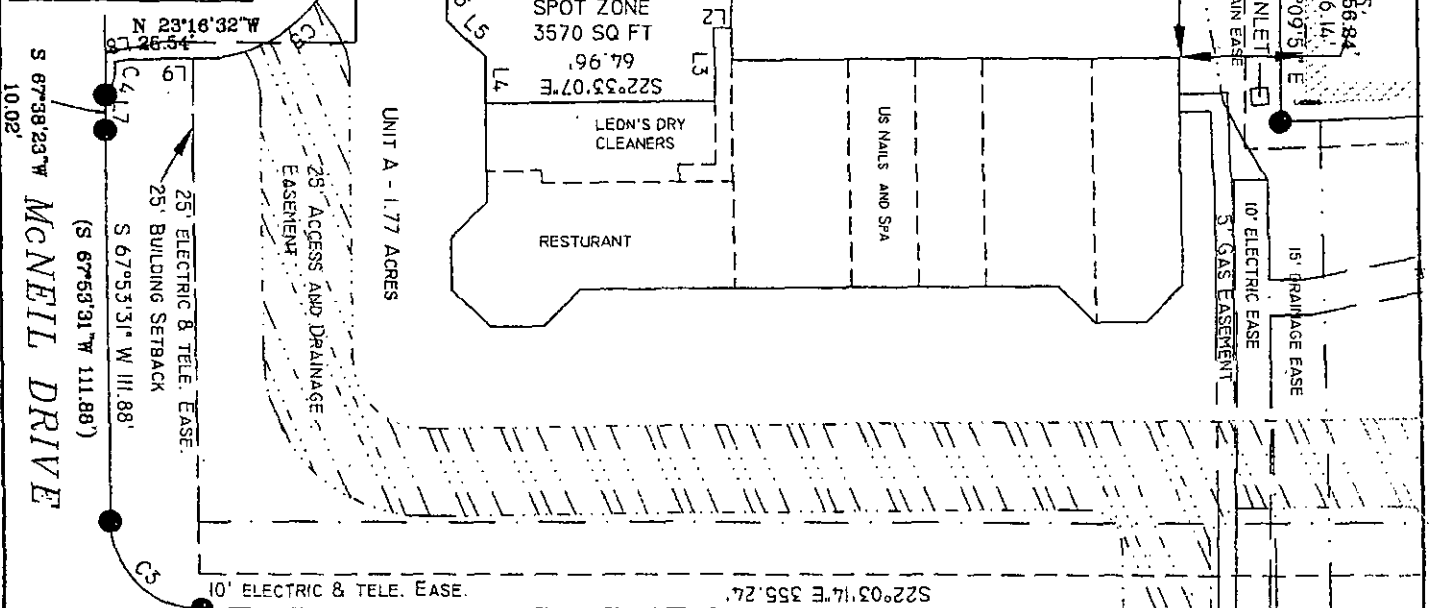
SURVEY DATE AUGUST 9, 2006.

WILLIAM F. FOREST, JR. R.P.L.S. 1847

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	12°31'54"	449.68	98.35	49.37	98.16	S08°07'43"E
C1	11°11'22"	360.00	70.31	35.26	70.19	N07°04'03"W
C2	20°11'28"	449.68	158.47	80.06	157.65	S11°57'30"E
C3	90°04'01"	25.00	39.30	25.03	35.38	N22°34'33"E
C4	50°38'04"	11.39	10.07	5.39	9.74	S82°22'50"W
C5	64°29'48"	41.84	47.09	26.39	44.65	N61°16'16"W

**CURVE TABLE**

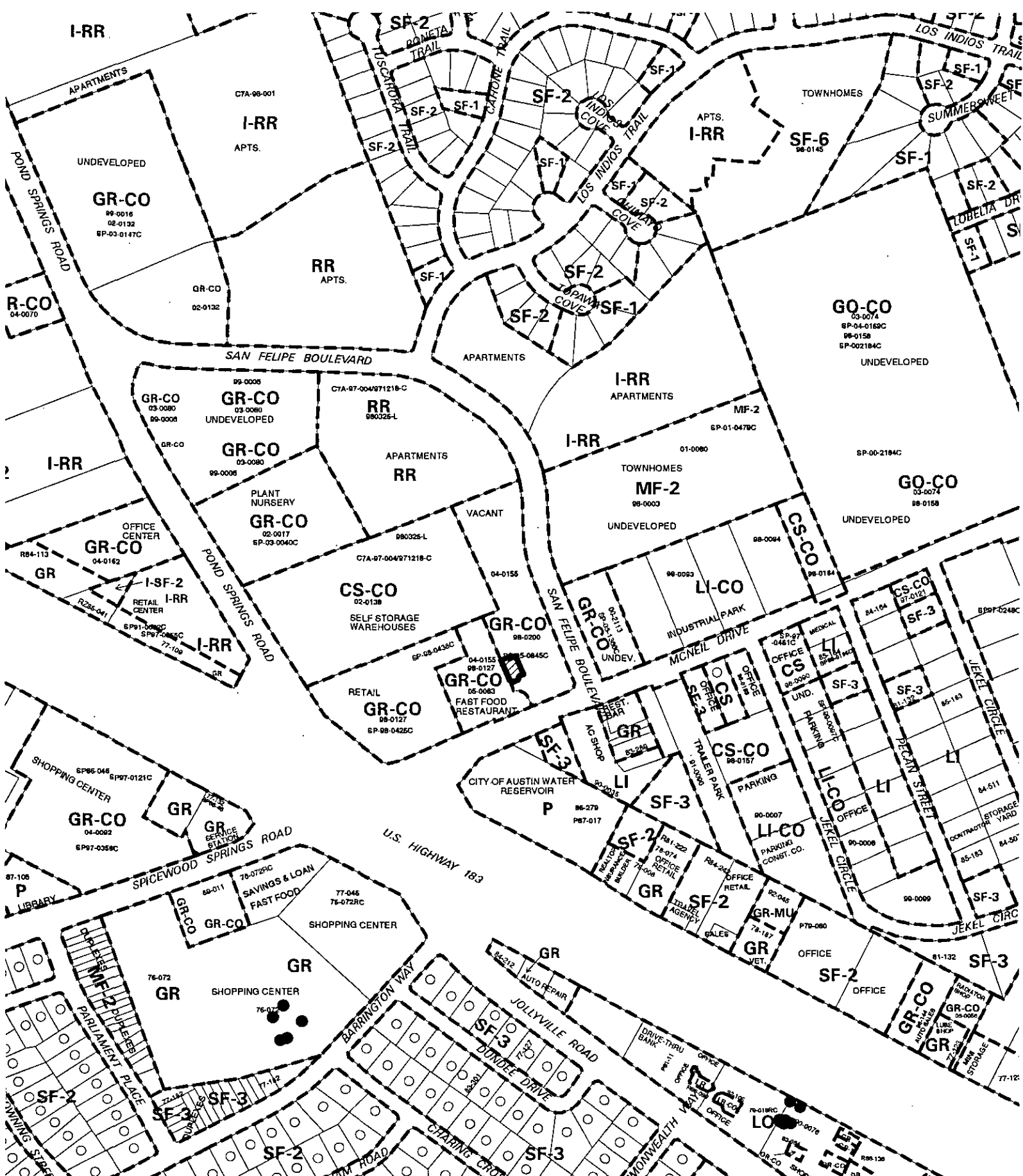
EASEMENT ACCESS AREA  
DOC. NO. 1999047939



S 22°03'14"E 355.24'  
(S 19°26'05"E 355.63')

SAN FELIPE BOULEVARD





 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>  <b>CASE #: C14-06-0225</b> <b>ADDRESS: 7701 SAN FELIPE BLVD</b> <b>SUBJECT AREA (acres): 0.080</b>	<b>DATE: 06-12</b>  <b>INTLS: SM</b>	<b>CITY GRID REFERENCE NUMBER</b>  <b>H36</b>
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: T. BUI				